

Message

**From:** Villarreal, Chris [villarreal.chris@epa.gov]  
**Sent:** 3/17/2017 9:08:54 PM  
**To:** Dugdale, John [john.dugdale@dallascityhall.com]; Banipal, Ben [banipal.ben@epa.gov]; Peycke, Mark [Peycke.Mark@epa.gov]  
**CC:** Pletan, Elizabeth [Pletan.Elizabeth@epa.gov]; McGuire, James [james.mcguire@dallascityhall.com]; McGuire, James [james.mcguire@dallascityhall.com]; Sims, Robert [robert.sims@dallascityhall.com]; Hayes, Mark [hayes.mark@epa.gov]; Webster, Susan [webster.susan@epa.gov]; Petersen, Chris [petersen.chris@epa.gov]; Kendrick, Bret [kendrick.bret@epa.gov]; Sanchez, Carlos [sanchez.carlos@epa.gov]; Meyer, John [Meyer.John@epa.gov]  
**Subject:** RE: Lane Plating

John,

We can meet next Tuesday at 11:00 AM. Please check in at the 7<sup>th</sup> floor reception area and have the security person give me a call.

Sincerely,

Chris Villarreal  
 Chief, Risk and Site Assessment Section  
 U.S. EPA Region 6  
 Superfund Division  
 1445 Ross Avenue, Dallas Texas 75202-2733  
 214-665-6758

**From:** Dugdale, John [mailto:john.dugdale@dallascityhall.com]  
**Sent:** Friday, March 17, 2017 3:28 PM  
**To:** Villarreal, Chris <villarreal.chris@epa.gov>; Banipal, Ben <banipal.ben@epa.gov>; Peycke, Mark <Peycke.Mark@epa.gov>  
**Cc:** Pletan, Elizabeth <Pletan.Elizabeth@epa.gov>; McGuire, James <james.mcguire@dallascityhall.com>; McGuire, James <james.mcguire@dallascityhall.com>; Sims, Robert <robert.sims@dallascityhall.com>; Hayes, Mark <hayes.mark@epa.gov>; Webster, Susan <webster.susan@epa.gov>; Petersen, Chris <petersen.chris@epa.gov>; Kendrick, Bret <kendrick.bret@epa.gov>; Sanchez, Carlos <sanchez.carlos@epa.gov>; Meyer, John <Meyer.John@epa.gov>; Dugdale, John <john.dugdale@dallascityhall.com>  
**Subject:** RE: Lane Plating

Hi, Chris et al:

I spoke with James McGuire, the Director of the Office of Environmental Quality, and he, Joseph Vu, and engineer on James' staff, and I are available to meet to discuss issues that relate to the Lane Plating Site at any convenient time this coming Tuesday, March 21. Each of us has reviewed most of the publicly-available material about the site and concerning the time-critical removal action the Region conducted in September 2016. We are happy to come to the Region if it would be easier for all concerned.

A topic that is at the top of our agenda is what kind of communication strategy the Region has considered concerning the status of the site. Due to the City's concerns that the facility is not secure, we also would like to discuss what additional interim measures may be necessary. Because there is a possibility that unknown volumes or residues of hazardous substances may remain in tanks, containers, contaminated media such as soils, groundwater, and existing structures, site security is a concern.

We recognize that the Region is at an early stage of the listing process. However, to the extent possible, we believe an open discussion regarding the potential need for additional interim response actions and of any validated data is in the parties' best interests.

Therefore, what time would work for the three of us to come over next Tuesday?

We look forward to seeing you all.

John Dugdale  
Senior Assistant City Attorney  
Dallas City Attorney's Office  
General Counsel  
1500 Marilla St., Suite 7DN  
Dallas, TX 75201  
O: (214) 670-1331  
F: (214) 670-0622  
[John.dugdale@dallascityhall.com](mailto:John.dugdale@dallascityhall.com)

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**From:** Villarreal, Chris [<mailto:villarreal.chris@epa.gov>]

**Sent:** Friday, March 17, 2017 10:36 AM

**To:** Dugdale, John <[john.dugdale@dallascityhall.com](mailto:john.dugdale@dallascityhall.com)>; Banipal, Ben <[banipal.ben@epa.gov](mailto:banipal.ben@epa.gov)>; Peycke, Mark <[Peycke.Mark@epa.gov](mailto:Peycke.Mark@epa.gov)>

**Cc:** Pletan, Elizabeth <[Pletan.Elizabeth@epa.gov](mailto:Pletan.Elizabeth@epa.gov)>; McGuire, James <[james.mcguire@dallascityhall.com](mailto:james.mcguire@dallascityhall.com)>; McGuire, James <[james.mcguire@dallascityhall.com](mailto:james.mcguire@dallascityhall.com)>; Sims, Robert <[robert.sims@dallascityhall.com](mailto:robert.sims@dallascityhall.com)>; Hayes, Mark <[hayes.mark@epa.gov](mailto:hayes.mark@epa.gov)>; Webster, Susan <[webster.susan@epa.gov](mailto:webster.susan@epa.gov)>; Petersen, Chris <[petersen.chris@epa.gov](mailto:petersen.chris@epa.gov)>; Kendrick, Bret <[kendrick.bret@epa.gov](mailto:kendrick.bret@epa.gov)>; Sanchez, Carlos <[sanchez.carlos@epa.gov](mailto:sanchez.carlos@epa.gov)>; Meyer, John <[Meyer.John@epa.gov](mailto:Meyer.John@epa.gov)>

**Subject:** RE: Lane Plating

Hi John,

How about next Tuesday (3/21/2017). Please let me know when your office is available to meet.

Thanks

Chris Villarreal  
Chief, Risk and Site Assessment Section  
U.S. EPA Region 6  
Superfund Division  
1445 Ross Avenue, Dallas Texas 75202-2733  
214-665-6758

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**From:** Dugdale, John [<mailto:john.dugdale@dallascityhall.com>]

**Sent:** Friday, March 17, 2017 10:06 AM

**To:** Banipal, Ben <[banipal.ben@epa.gov](mailto:banipal.ben@epa.gov)>; Peycke, Mark <[Peycke.Mark@epa.gov](mailto:Peycke.Mark@epa.gov)>

**Cc:** Pletan, Elizabeth <[Pletan.Elizabeth@epa.gov](mailto:Pletan.Elizabeth@epa.gov)>; McGuire, James <[james.mcguire@dallascityhall.com](mailto:james.mcguire@dallascityhall.com)>; Villarreal, Chris <[villarreal.chris@epa.gov](mailto:villarreal.chris@epa.gov)>; McGuire, James <[james.mcguire@dallascityhall.com](mailto:james.mcguire@dallascityhall.com)>; Sims, Robert <[robert.sims@dallascityhall.com](mailto:robert.sims@dallascityhall.com)>; Dugdale, John <[john.dugdale@dallascityhall.com](mailto:john.dugdale@dallascityhall.com)>

**Subject:** RE: Lane Plating - Dallas Abandoned Site Imminently to be Proposed for Inclusion on NPL - EXTREMELY TIME-SENSITIVE

Good morning, guys:

Is there any way we can set up a tentative meeting, subject to Chris 'and Mark's availability, and Mark's ability to delegate since he'll be out Monday and Tuesday next week, to discuss a communications/action plan? We have a limited period of time before we must brief the City Council on the matter, and we have concurrence processes similar to the Agency's.

Thanks a lot.

John Dugdale  
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General Counsel  
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**From:** Banipal, Ben [<mailto:banipal.ben@epa.gov>]

**Sent:** Thursday, March 16, 2017 5:16 PM

**To:** Dugdale, John <[john.dugdale@dallascityhall.com](mailto:john.dugdale@dallascityhall.com)>; Peycke, Mark <[Peycke.Mark@epa.gov](mailto:Peycke.Mark@epa.gov)>

**Cc:** Pletan, Elizabeth <[Pletan.Elizabeth@epa.gov](mailto:Pletan.Elizabeth@epa.gov)>; McGuire, James <[james.mcguire@dallascityhall.com](mailto:james.mcguire@dallascityhall.com)>; Villarreal, Chris <[villarreal.chris@epa.gov](mailto:villarreal.chris@epa.gov)>

**Subject:** RE: Lane Plating - Dallas Abandoned Site Imminently to be Proposed for Inclusion on NPL - EXTREMELY TIME-SENSITIVE

John,

I am looking forward to coordinate Lane site activities and work with you. I am out of the office tomorrow, therefore, Chris Villarreal will take the lead from my group to keep it moving. As Mark said, we are pushing it as fast as we could. Chris will touch base with you tomorrow and will keep you posted.

Ben Banipal, P.E.  
Branch Chief, Technical and Enforcement Branch  
U.S. EPA Region 6  
(214) 665-7324

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**From:** Dugdale, John [<mailto:john.dugdale@dallascityhall.com>]

**Sent:** Thursday, March 16, 2017 4:43 PM

**To:** Peycke, Mark <[Peycke.Mark@epa.gov](mailto:Peycke.Mark@epa.gov)>

**Cc:** Banipal, Ben <[banipal.ben@epa.gov](mailto:banipal.ben@epa.gov)>; Pletan, Elizabeth <[Pletan.Elizabeth@epa.gov](mailto:Pletan.Elizabeth@epa.gov)>; Dugdale, John <[john.dugdale@dallascityhall.com](mailto:john.dugdale@dallascityhall.com)>; McGuire, James <[james.mcguire@dallascityhall.com](mailto:james.mcguire@dallascityhall.com)>

**Subject:** RE: Lane Plating - Dallas Abandoned Site Imminently to be Proposed for Inclusion on NPL - EXTREMELY TIME-SENSITIVE

Thanks a lot, Mark.

Ben/Elizabeth:

Please do get in touch with me as soon as is possible – I had not realized that the matter would be elevated to the City Council at this time, after I had discussed the findings of my conversations with Elizabeth at the beginning of last week. My cell no. is (b) (6) should I not pick up at the office – please do not worry about calling after hours since this has become a very hot topic.

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General Counsel  
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**From:** Peycke, Mark [<mailto:Peycke.Mark@epa.gov>]

**Sent:** Thursday, March 16, 2017 4:37 PM

**To:** Dugdale, John <[john.dugdale@dallascityhall.com](mailto:john.dugdale@dallascityhall.com)>

**Cc:** Banipal, Ben <[banipal.ben@epa.gov](mailto:banipal.ben@epa.gov)>; Pletan, Elizabeth <[Pletan.Elizabeth@epa.gov](mailto:Pletan.Elizabeth@epa.gov)>

**Subject:** Re: Lane Plating - Dallas Abandoned Site Imminently to be Proposed for Inclusion on NPL - EXTREMELY TIME-SENSITIVE

John - To follow up on our conversation, I talked to Ben and gave him your numbers. He should get in touch with you soon. I will be out Monday and Tuesday but Elizabeth will be back in the office. Ben understands the urgency and is working to coordinate within the Region to make sure the correct representatives are included. I do not know if he will have that cleared by tomorrow but he is pushing it as fast as he can.

Sent from my iPhone

On Mar 16, 2017, at 12:49 PM, Dugdale, John <[john.dugdale@dallascityhall.com](mailto:john.dugdale@dallascityhall.com)> wrote:

Thanks a lot. This is a huge issue for us, so much appreciated. I saw the draft budget. Yikes.

On Mar 16, 2017, at 12:09, Peycke, Mark <[Peycke.Mark@epa.gov](mailto:Peycke.Mark@epa.gov)> wrote:

John,

I am on a call with EPA headquarters and have an All Hands Meeting immediately after that I cannot get out of but will call you as quickly as I can get free.

Sent from my iPhone

On Mar 16, 2017, at 11:32 AM, Dugdale, John <[john.dugdale@dallascityhall.com](mailto:john.dugdale@dallascityhall.com)> wrote:

Mark:

I need to talk to you immediately about a site the Region is moving forward for NPL listing – its pre-score is high enough, and it obviously will be Fund-lead. It hasn't hit Carlos' desk yet, but I've spoken w/the guy who's handling the listing.

The City had not been told about this site until the Park & Recreation biologist happened on the site in connection with feral pig issues. It's in an EJ community and is ca. ¼-mile from Paul Quinn.

We have a duty to inform the City Council asap, so a memo is to go out shortly. I'm in the review loop and asked that it be held in abeyance until I talk to you and the public affairs folks. This will be a huge issue if we don't coordinate asap.

Please call me as soon as you can. I left a VM message at the office and tried you on your cell, but your service apparently doesn't allow messages if the "subscriber is currently unavailable."

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